

STAFF COMMENTS: 07/13/10

**REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...**

ITEM 1. ::Review :: Staff comments for the commissions review included herein.

ITEM 2. ::Review : No Action:: For the past year John Willie has been working on the General Plan and he is ready to start review of several sections in draft form. He has presented a short introduction of the Bureau of Land Management, National Forest, National Park, Institutional and Trust Lands Administration. The commission should be ready to make comments on what was presented. (Appendix I. General Analysis of Each Wilderness Area included herein) This is for your review on the July 27th Work Meeting.

ITEM 3. ::Action Item : Recommendation:: This will be their 9th extension for these two sites and there seems to have been no activity at these locations. As per the previous meeting minutes, Progressive Contracting desires to retain the right of use for projects that may become available. Whereas, the County has been seeing a lot of development in the Ivins area, it would be well for the Planning Commission to review these uses annually and note that it is approved according to the conditions set at the previous meetings. The applicant will be invited to attend the meeting. (See locations on a County map and minutes attached)

ITEM 4. ::Action Item : Recommendation:: This is an automatic annual review and communication towers are conditionally approved within the RA-1 zone. Previously, the applicant had submitted the site location plan and a drawing of the tower. The 100' tower meets the height requirement of the ordinance (County Code 10-21-2.C). There is a requirement for colocation and accessory equipment shelters will be reviewed. This application meets the requirement for a "lattice type" tower and there may be no need for a "fall" zone to be created, as this tower is located far enough away from water tanks on the adjacent property and the Ag/Manufacturing Bldg on private property, with the leased area being 30' x 40' and the tower being centrally located. No permit has been issued on this item as yet. (See site plan included herein)

ITEM 5. ::Action Item : Recommendation:: Again, this is an automatic annual review and communication towers are conditionally approved within the RA-1 zone. A rough electrical inspection of made on June 9, 2010. There was a lot of public clamor on this approval after the fact. Previously, the applicant had submitted the site location plan and a drawing of the tower. The 100' tower meets the height requirement of the ordinance (County Code 10-21-2.C). There is a requirement for colocation and accessory equipment shelters will be reviewed. This application met the requirement for a "lattice type" tower and "fall" zones were created, although, the residences on private property and nearby water tank looks like they are far enough way, with the leased area being 40' x 40' and the tower being centrally located. (See site plan included herein)

ITEM 6. ::Action Item : Recommendation:: This will be the 2nd extension, which was moved ahead to guarantee a date selected in April. This event is sponsored by the Red Mountain 50 K LLC. This is an Ultra-marathon event 50k, with approximately two hundred fifty (250) attendees

listed under their special event coverage. The run begins west of Central on dirt roads and runs south of Red Butte to Gunlock, past the reservoir and through the Shivwits Indian Reservation and on to Unity Park in Ivins. As previously reported, the applicant has obtained letters from the Public Work Department, BLM, and County Sheriff. The Shivwits Indian representative granted approval for crossing the reservation. The County would want to continue to be listed as a beneficiary of the liability insurance policy, review communication and emergency access.

ITEM 7. ::Action Item : Recommendation:: The event will be along the Sheep's Bridge Road, which is approximately 1 1/4 mile west of Virgin Townsite. The marathon is being held on some of the same trails used by GRO-Promotions for endurance mountain bike racing last Fall. This race is scheduled for October 23rd, 2010. The race starts and finished at the Sheep's Bridge Access road off SR-9 in Virgin. These types of events are reviewed conditionally at a public meeting to ensure that citizens have the opportunity to comment on the application (County Code 10-18-2 (amended 2008)). The applicant will need a liability insurance policy in place, listing Washington County as a beneficiary. Porta Potties will be based on the numbers in attendance. The applicant is in the process of meeting the criteria set forth by BLM for this activity. The route takes them to Jem Trailhead and back through Chinatown Wash to the Virgin Dam Trailhead. The applicant stated there is no need for sheriff deputy services for the event and cell phones will allow for communication to emergency response with Hurricane as the provider. (See routing map, event summary and documentation)

ITEM 8. ::Review : No Action:: This is a concept review of the Master Plan for Palace Pass - Phase 1, north of Pintura at the Snowfield Exit. The applicant has had initial reviews with the Washington County Conservancy District for culinary water use and the Ash Creek Special Sewer District on waste disposal. (Review written text on the development and other documentation letters) No action needs to be taken on this item. Verna Conde, applicant.

ITEM 9. ::Hearing : No Action:: The commission will need to open a public hearing as referenced by State Code, whereas amending Washington County Land Use Ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings. *This item is in conjunction with the item below.*

ITEM 10. ::Action Item :: Recommendation :: These two definitions have been revised from the Planning Commission's review on staff recommendation for text change on Accessory Buildings and Accessory Dwelling Units. There needs to be language on habitable space and occupiable space as defined in the building codes and delete some of the structures defined. Presently, the ordinance does not allow for an accessory building unless there is a primary residential building on the lot before a permit is issued, so that sentence was revised to be permitted concurrently. In the past, staff has issued permits together, so they can be built simultaneously, allowing for their equipment and materials to be stored in a workshop/garage/barn type facility. This has been properly advertised for the hearing process and will go before the County Commission on August 3, 2010. (See copy of suggested ordinance amendment included herein)

ITEM 11. ::Hearing : No Action:: The commission will need to open a public hearing as referenced by State Code, whereas amending Washington County Land Use Ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings.

This item is in conjunction with the item below.

ITEM 12 :: Action Item : Recommendation :: This particular ordinance amendment is a “housekeeping” item that was requested by the planning commission at a previous meeting. In an effort to make the ordinance consistent with commercial uses and special provisions under the same chapter. This change allows for caretakers dwelling within the C-2 zone and eliminates the wording “Residential Dwellings: No residential dwelling of any kind, except for...” as stated in 10-10-4.G will be deleted. This has been properly advertised for the hearing process and will go before the County Commission on August 3, 2010. (See copy of ordinance included herein)

ITEM 3. ::No Action:: Staff decisions from the Land Use Authority Staff Meeting on July 6, 2010. (Minutes attached)

ITEM 14. ::Action Item: Administrative:: Copy of minutes will be available at the meeting if not included herein.

ITEM 15. Action taken on Planning Items by the Washington County Commission on July 6, 2010, beginning at 4:00 p.m.: (a) Conditional use extension for a temporary sales office for the Whispering Pine development, 87 lots, on Kolob Mountain...Karl Sorenson, applicant; (b) Conditional use extension on construction of a motocross and ATV track within the OST-20 zone, containing 20 acres, generally located east of Hwy 18 and North Baker Lake Road and 300 East in Central... Robert and Mary Houston, applicants and Gary Simonson, agent; and (c) Conditional use for a charity ride Tour De St. George to be held on October 16, 2010. The route will loop from St. George up Hwy 18 to Snow Canyon turn off located north of Winchester Hills, then from Kayenta along Old Hwy 91 in the Ivins area and portions of Old Hwy 91 north and south of Leeds... Spin Geeks, LLC/Chris Mathisen, applicant.

ITEM 16. General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. **Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month.**